Map	Block	Lot	CARD		
127.0	0005	0036.0	1 of 1	Residential	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	990,500	/	990,500
USE VALUE:	990,500	/	990,500
ASSESSED:	990,500	/	990,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	MOULTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATTCHEN PATRICIA K &
Owner 2:	MATTCHEN PETER J &
Owner 3:	HOWARD JAMIE
Street 1:	6 MOULTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TSAI ERNEST -
Owner 2:	-
Street 1:	PO BOX 357
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 4,314 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 3025 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4314.000	605,900		384,600	990,500
Total Card	0.099	605,900		384,600	990,500
Total Parcel	0.099	605,900		384,600	990,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.44 | /Parcel: 327.4

Legal Description

User Acct

82430

GIS Ref

GIS Ref

Insp Date

12/23/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0005-0036.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	606,000	0	4,314.	384,600	990,600	990,600	Year End Roll	12/18/2019
2019	104	FV	439,900	0	4,314.	384,600	824,500	824,500	Year End Roll	1/3/2019
2018	104	FV	439,900	0	4,314.	340,600	780,500	780,500	Year End Roll	12/20/2017
2017	104	FV	412,200	0	4,314.	285,700	697,900	697,900	Year End Roll	1/3/2017
2016	104	FV	341,100	0	4,314.	285,700	626,800	626,800	Year End	1/4/2016
2015	104	FV	304,100	0	4,314.	247,200	551,300	551,300	Year End Roll	12/11/2014
2014	104	FV	304,100	0	4,314.	239,000	543,100	543,100	Year End Roll	12/16/2013
2013	104	FV	316,300	0	4,314.	227,500	543,800	543,800		12/13/2012

!9898!

PRINT

Date	Time
12/11/20	00:17:23

LAST REV

Date	Time
04/03/19	11:24:02

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9898

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TSAI ERNEST,	1481-1		11/12/2015	Change>Sale	730,000	No	No		
TSAI ERNEST TSU	1384-102		5/27/2010	Convenience	1	No	No		
	922-71		7/1/1979		74,900	No	No		Y

USER DEFINED

Prior Id # 1:	82430
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2018	1639	Redo Kit	53,000	C				
4/8/2016	413	Add Att	87,000					Attic expantion
12/16/2015	1940	Renovate	10,000					
9/9/2015	1285	Porch	9,000		9/3/2015			Demo and rebuild f
8/11/1997	477	Manual	3,600					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2016	Permit Visit	PT	Paul T
3/29/2016	SQ Returned	MM	Mary M
12/23/2008	Measured	372	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4314		Sq. Ft.	Site		0	70.	1.27	8									384,593						384,600	

Total AC/HA: 0.09904 | Total SF/SM: 4314 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 384,593 | Spl Credit | Total: 384,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99710739
Const Adj.:	0.98000199
Adj $ / SQ:	166.118
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	679209
Depreciation:	73355
Depreciated Total:	605854

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

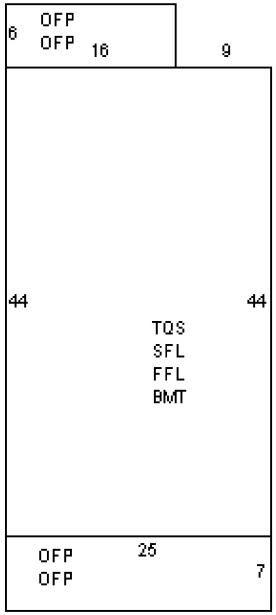
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.12
Special Features:	0	Val/Su Net:	129.83
Final Total:	605900	Val/Su SzAd	200.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	49.840	54,819
FFL	First Floor	1,100	166.120	182,730
SFL	Second Floor	1,100	166.120	182,730
TQS	3/4 Story	825	166.120	137,048
OFP	Open Porch	542	19.150	10,381
	Net Sketched Area:	4,667	Total:	567,708
Size Ad	3025	Gross Are	4942	FinArea 3025

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0005-0036.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	